



Petition Number: 1510-DDP-18

Subject Site Address: Lot 2, Grand Park Subdivision

Petitioner: Hagerman Group by Kimley-Horn and Associates, Inc.

Request: Detailed Development Plan review for a 180-room hotel on Lot 2 of the Grand Park Subdivision.

Current Zoning: Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District, as amended

Current Land Use: Parking / Vacant

Approximate Acreage: 5.26 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations (previous)
5. Landscape Plan
6. Lighting Plan
7. Elevations (revised)

Property History:

1411-SPP-23 Primary Plat (11/17/14)
1412-SFP-43 Secondary Plat (12/17/14)
1509-PUD-17 Change of Zoning (09/14/15)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 5.26-acre+/- site is Lot 2 of the Grand Park Subdivision, located on the south side of 191st Street, west of Grand Park Boulevard and the Grand Park Indoor Sports and Recreation Facility currently under construction (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 180-room+/- hotel.



The petition was reviewed by the Technical Advisory Committee at its September 22, 2015, meeting. This petition received its public hearing at the Plan Commission's November 2, 2015, meeting.

The applicable zoning district is the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District Ordinance No. 14-35, as amended by Ordinance No. 15-26, with an underlying zoning district of the GB: General Business (GB) District.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.



- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and the Grand Park PUD Ordinance.

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: 80 feet
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 10 feet (pursuant to Ordinance 14-35)
 - b) Side Yard: 10 feet (pursuant to Ordinance 14-35)
 - c) Rear Yard: 10 feet (pursuant to Ordinance 14-35)
- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: 85 feet (pursuant to Ordinance 14-35)
- 27) Minimum Building Size: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 28) Accessory Use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3(F))
 - a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
 - b) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following: (i) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or (ii) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.
 - c) All Other Facades: No more than twenty-five percent (25%) of all other Building Facades, exclusive of windows (including faux windows and glazing), doors and loading berths, may

be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

- d) General Standards: The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- e) General Standards: No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Facade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.
- f) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).
- g) Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or molding.
- h) Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- i) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- j) Flat Roofs: Flat roofs shall comply with the following: (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding. (ii) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roofmounted equipment). (iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
- k) Main Entrances: (a) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos

and other design elements appropriate to the architectural style and details of the building as a whole. (b) The location, orientation, proportion and style of doors shall complement the style of the building.

- l) Windows: (a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building. (b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))
- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

Comment: Not applicable (pursuant to Ordinance 15-26).

- f) Interior Parking Area Landscaping: UDO applies with the following modification (pursuant to Ordinance 15-26): A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs.
- g) Perimeter Parking Area Landscaping. UDO applies, with the following modification (pursuant to Ordinance 15-26): If Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

34) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14 and Section 3.4 of Ordinance 14-35)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

43) Easement Standards (Article 8.3)

44) Pedestrian Network Standards (Article 8.7)

45) Street and Right-of-Way Standards (Article 8.9)

46) Surety Standards (Article 8.12)

47) Utility Standards (Article 8.13)

PUBLIC HEARING

The petition received a public hearing at the November 2, 2015, Advisory Plan Commission meeting. The public comments presented at the hearing are summarized in the Plan Commission's draft minutes of the November 2, 2015, meeting.

At the public hearing, the Plan Commission requested the petitioner's consideration of the following suggestions:

- 1) Design alternatives to break up the "boxy look" (e.g., enhance the main entrance).
- 2) Incorporation of windows on the north elevation (e.g., consistent with the other elevations, or at a minimum faux windows in the projecting façade/stairway).
- 3) Design alternatives to further articulate the roof line (e.g., consider increasing height of the center/entrance parapet wall).

As stated at the public hearing, the development plan complied with the applicable zoning ordinances; however, in working with the Department and Plan Commission, the petitioner has revised the proposed elevations to address those comments, which are included in the revised elevations at **Exhibit 7**. The revisions of note include:

- 1) Redesigned all of the canopies to add greater depth and dimension to the entrances and building facades, most notably the main entrance canopy;
- 2) Incorporated windows and the anticipated wall signage on the north elevation; and
- 3) Increased the height of the center/entrance parapet wall, including increasing the cornice profiles to increase the projection and dimension.

The revised elevations continue to meet or exceed the requirements of the applicable zoning ordinance.

DEPARTMENT COMMENTS

- 1) The petition complies with the applicable zoning ordinances.

- 2) **Action:**

Approve the detailed development plan with the condition that the Petitioner shall coordinate with the City to establish any necessary easements to facilitate off-site improvements and cross-access with adjacent properties.

- 3) If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.